



## Park Terrace

Willington DL15 0QL

Chain Free £75,000





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# Park Terrace

Willington DL15 0QL



- Two Bedroom Terraced Home
- EPC Grade C
- Kitchen/Diner

- CHAIN FREE
- First Floor Bathroom
- Two Double Bedrooms

- Garage
- Enclosed Rear Yard
- Call Venture To View Today !!!

Situated in Park Terrace, Willington, Crook, this two-bedroom mid-terraced home presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental property. The house is chain-free, allowing for a smooth and hassle-free transition into your new abode.

Upon entering, you will find a good-sized kitchen that offers ample space for culinary creativity, making it perfect for family meals or entertaining friends. The separate lounge provides a cosy retreat, ideal for relaxation after a long day. The layout of the home is both practical and inviting, ensuring that every corner is utilised effectively.

The first floor features a well-appointed bathroom, catering to the needs of the household with convenience and comfort. The two bedrooms are generously sized.

Additionally, this property boasts the advantage of a garage, offering secure storage for your vehicle or extra space for hobbies and projects. The location is well-connected, with local amenities and transport links within easy reach, making it a desirable spot for those who appreciate both tranquillity and accessibility.

In summary, this mid-terraced home on Park Terrace is a wonderful opportunity to secure a charming property in a friendly community. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

## GROUND FLOOR

### Hallway

Via upvc double glazed door and stairs to first floor.

### Kitchen/Diner

15'11" x 9'8" (4.875 x 2.955)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer and slot for cooker, wall mounted gas boiler, central heating radiator, space for dining table as requites and two upvc double glazed windows and door to rear.

### Lounge

15'4" x 13'4" (4.692 x 4.073)

With a feature fireplace having gas fire, central heating radiator and upvc double glazed window to front.

## FIRST FLOOR

### Landing

### Bedroom One

15'5" x 13'6" (4.707 x 4.125)

Having loft hatch, central heating radiator and upvc double glazed window to front.

### Bedroom Two

10'0" x 9'6" (3.064 x 2.919)

Having wall heater and upvc double glazed window to rear.

### Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and central heating radiator.

### Externally

Externally to the front is a gravelled garden whilst to the rear os a enclosed rear yard with garage.

## Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/9712-3060-2207-9756-2200>

Epc Grade C

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000

Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,624.04 (Maximum 2024)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

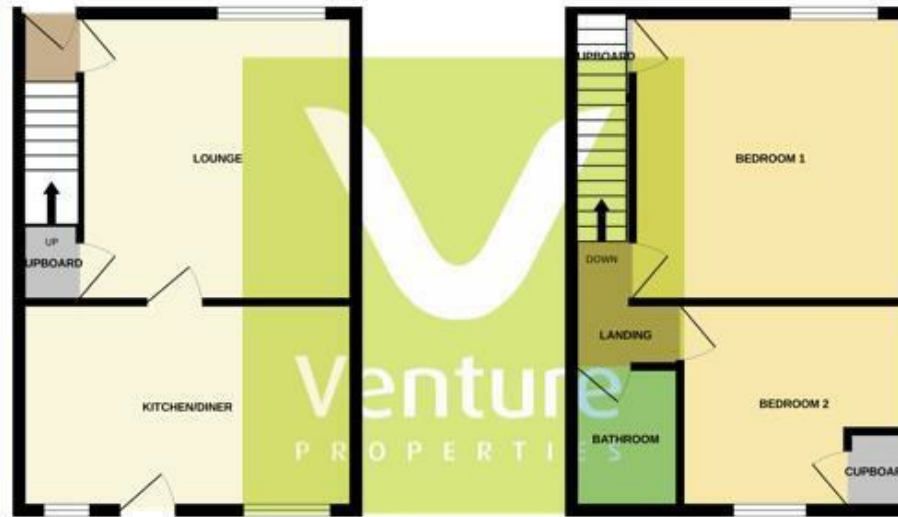
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

## Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA - 697 sq.ft. (64.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 12/2024



## Property Information

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